

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2/53 Victoria Road,
 SYDENHAM 3037**

Units



2 beds



1 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$350,000 - \$385,000

Median sale price

Median **Units** for **SYDENHAM** for period **Oct 2018 - Oct 2019**

Sourced from Realestate.com.au.

\$399,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

4/110 Delbridge Drive,
Sydenham 3037

Price **\$355,000** Sold 31
October 2019

1/3 Gooch Close ,
Sydenham 3037

Price **\$405,000** Sold 19
October 2019

9/322 Sydenham Road,
Sydenham 3037

Price **\$370,000** Sold 25
October 2019

This Statement of Information was prepared on 7th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.

Ray White Taylors Lakes

Shop 1, Shoppers Lane,
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Contact agents



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